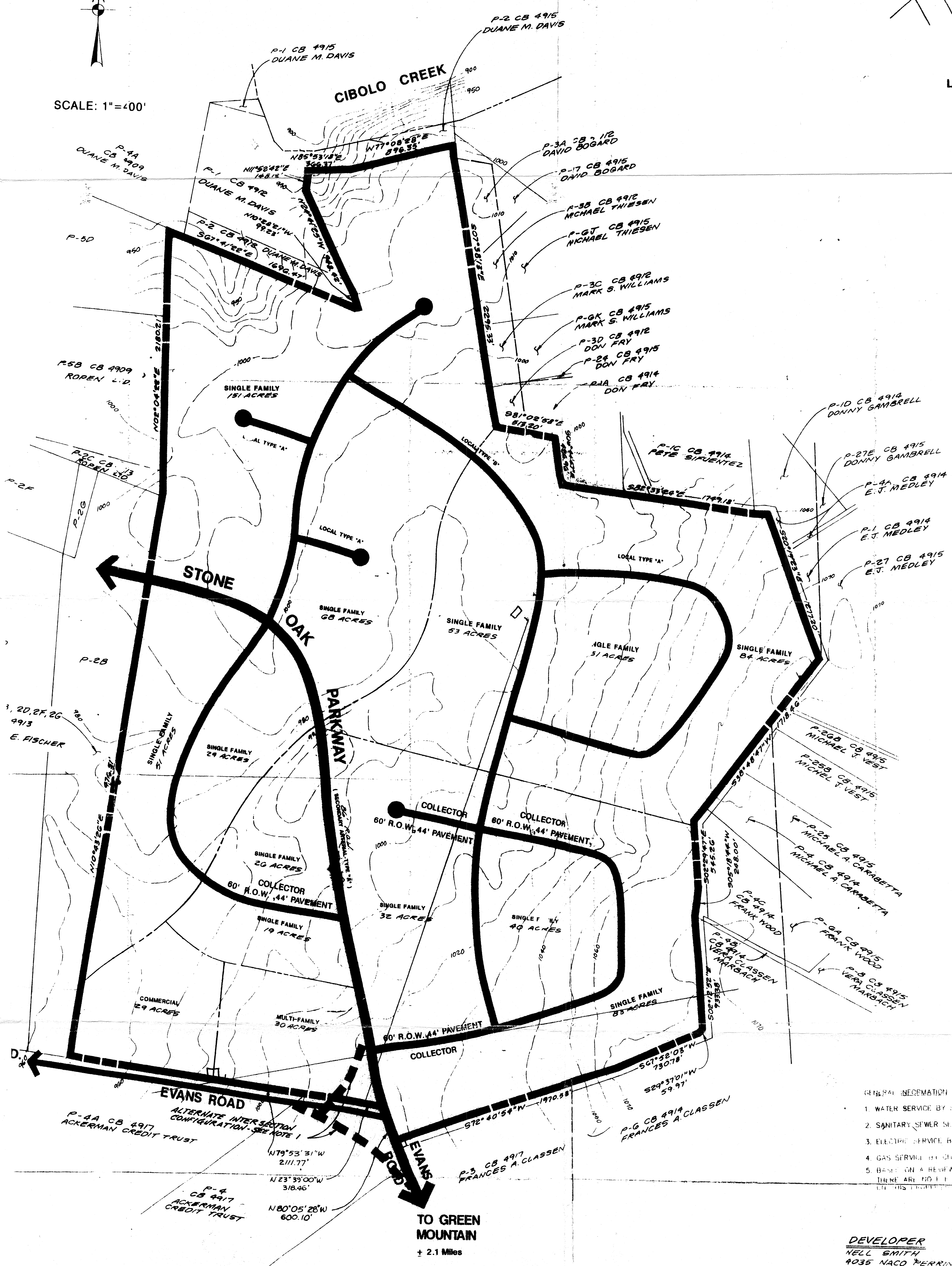


LOCATION MAP

SCALE: 1"=400'



- GENERAL INFORMATION
1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM
  2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM
  3. ELECTRIC SERVICE BY CITY PUBLIC SERVICE
  4. GAS SERVICE BY CITY PUBLIC SERVICE
  5. BASED ON A REVIEW OF CURRENT FIRM INFORMATION THERE ARE NO FLOOD PLANS OR FLOOD PLANNING

DEVELOPER  
NELL SMITH  
4035 NACD PERRYMAN, SUITE 100  
SAN ANTONIO, TEXAS 78218  
PHONE: (210) 650-0303

ENGINEER  
PAPE-DAWSON  
9310 BROADWAY BUILDING  
SAN ANTONIO, TEXAS 78218  
PHONE: (210) 924-9444

NOTE 1:  
FINAL ROADWAY INTERSECTION WILL BE COORDINATED WITH CITY OF SAN ANTONIO PLANNING DEPARTMENT AND ADJACENT PROPERTY OWNERS.

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: 1-20-95  
File # 460  
Signed: [Signature]

RECEIVED  
00 MAR 31 AM 10:08  
CITY OF SAN ANTONIO  
PLANNING DEPARTMENT



[illegible]

LOCATION MAP.

PLAN HAS BEEN ACCEPTED BY \_\_\_\_\_

\_\_\_\_\_ (number)

\_\_\_\_\_ (date)

If no plans are filed, plan will expire \_\_\_\_\_

On 12-18-02

**WFC**  
A TCB INC. Company

**W.F. CASTELLA & ASSOCIATES, INC.**  
Engineers — Surveyors — Planners  
6800 Park Ten Blvd., Suite 180 South — San Antonio, Texas 78213

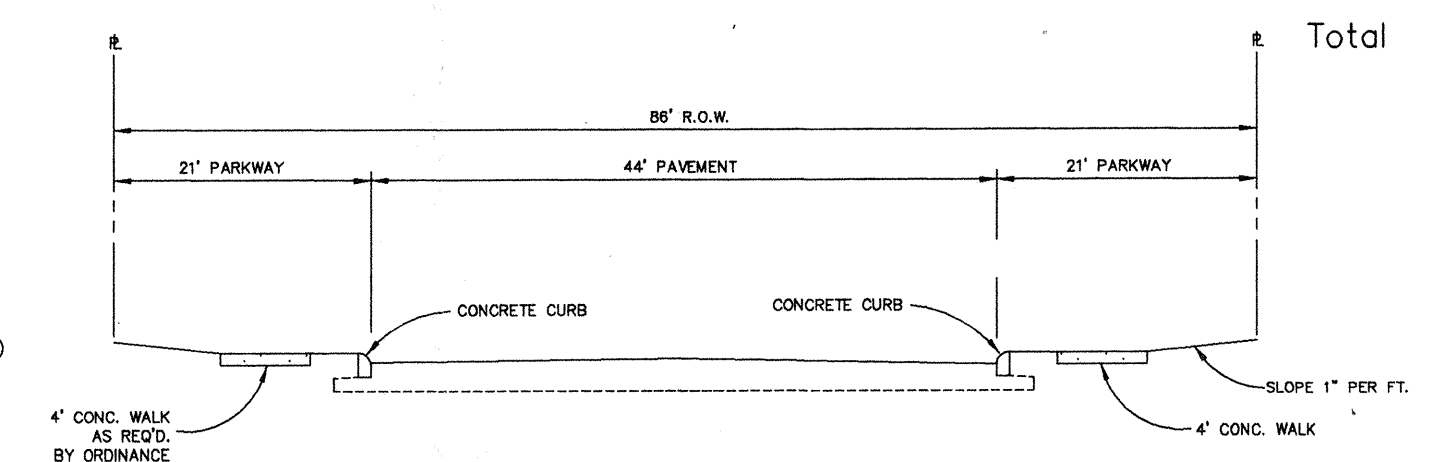
# 460A

SHEET 1 OF 1

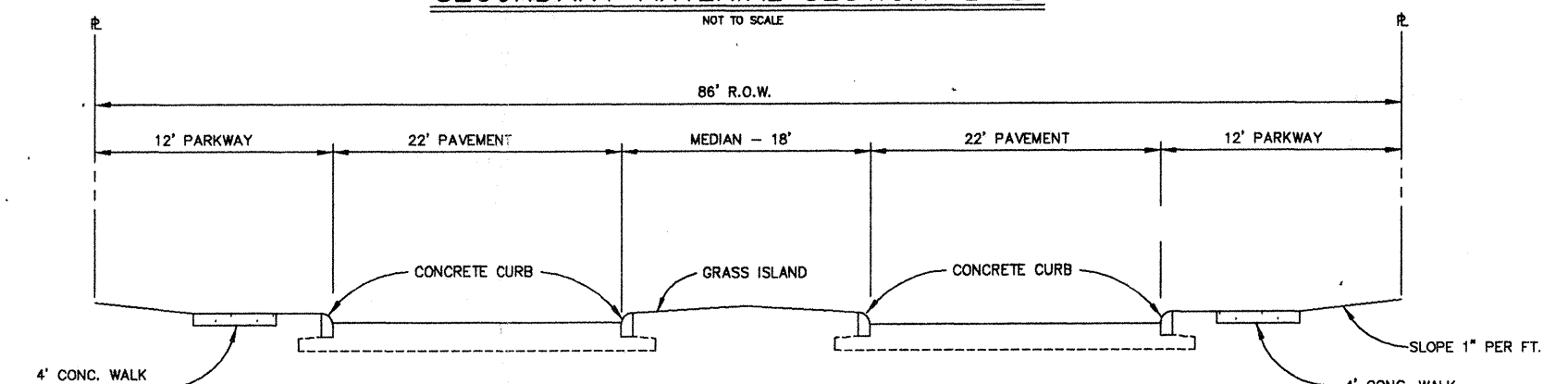
Description of Use	Acres	Units/Acre	Total
SF1	98	1.3	127
SF2	30	4	120
SF3	29	2.6	76
SF4	26	1.6	41
SF5	23	1.9	44
SF6	48	2.6	127
MF	30	20	589
Commercial	7	4	28
Office	10	4	40
Golf Club House	4	4	16

CENTURY OAKS UNIT 1	163.5	0.60	98
CENTURY OAKS UNIT 1A	42.7	0.82	35
CENTURY OAKS UNIT 1B	10.2	0.78	8

2	Total	1349
---	-------	------

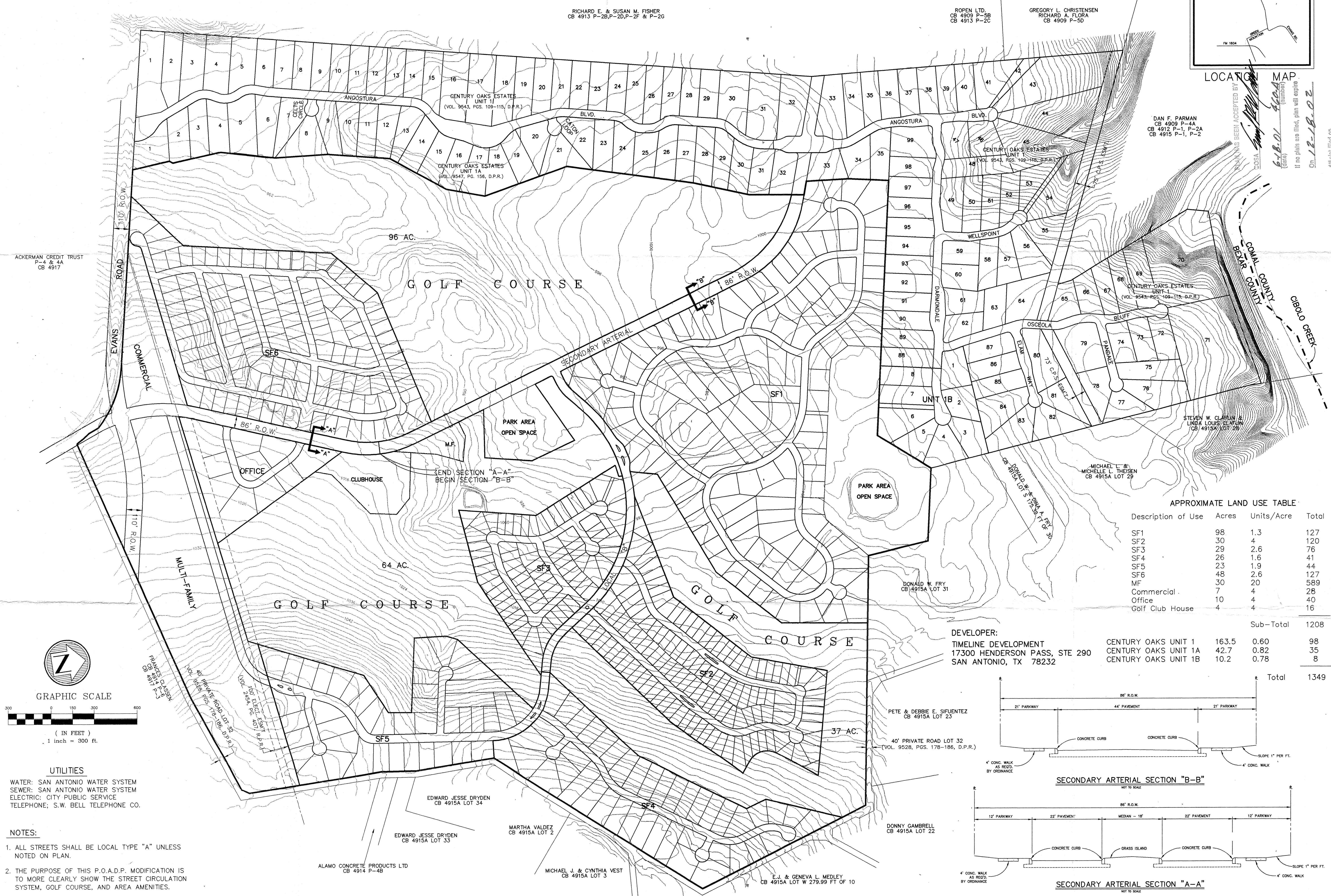


SECONDARY ARTERIAL SECTION "B-B"



SECONDARY ARTERIAL SECTION "A-A"

H:\DRAW\MISC-SUB\CENTURY\97-277\TO CASTELLA\POADP.DWG, 06/25/2001 03:22:40 PM, LUIS RAMONES



**NOTES:**

1. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS NOTED ON PLAN.
2. THE PURPOSE OF THIS P.O.A.D.P. MODIFICATION IS TO MORE CLEARLY SHOW THE STREET CIRCULATION SYSTEM, GOLF COURSE, AND AREA AMENITIES.





# City of San Antonio

## POADP

RECEIVED  
01 JAN 25 PM 2:50

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 1/26/01 Name of POADP: POADP # 460 A FLAMINGO HOMES

Owners: TIMELINE DEVELOPMENT Consulting Firm: W.F. CASTELA & ASSOC. INC.

Address/Zip code: 17300 HENDERSON PARK SUITE 290 Address/Zip code: 6800 PARK TEN SUITE 180 S.  
SAN ANTONIO TX 78232 SAN ANTONIO TX 78213

Phone: 495-7177 Phone: 734-5351

Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 10 ☒ Yes ☐ No  
San Antonio City Limits? ☐ Yes ☒ No  
Council District: N/A  
Ferguson map grid: 485 A-5

Land area being platted:	Lots	Acres
Single Family (SF)	<u>676</u>	<u>470.4</u>
Multi-family (MF)	<u>1</u>	<u>30</u>
Commercial and non-residential	<u>3</u>	<u>21</u>

Is there a previous POADP for this Site? Name FLAMINGO HOMES No. 460

Is there a corresponding PUD for this site? Name CENTURY OAKS ESTATES No. 98-025

Plats associated with this POADP or site? Name CENTURY OAKS UNIT 1 No. 980442

Name CENTURY OAKS UNIT 1A No. 990367

Name CENTURY OAKS UNIT 1B No. 000174

Contact Person and authorized representative:

Print Name: GEORGE PECK Signature: [Signature]  
Date: 1/24/01 Phone: 734-5351 Fax: 734-5363

- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ Delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ Contour lines at intervals no greater than ten (10) feet;
- ☒ Legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ Existing adjacent or perimeter streets;
- ☒ One hundred-year flood plain limits;
- ☒ Location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the JUDSON School District and they have been contacted concerning this development.

RECEIVED  
JAN 25 PM 2:50  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

- ☒ List Below all Major Throughfares that are adjacent to the property or included within the boundaries.

EVANS ROAD

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: GEORGE PECK Signature: \_\_\_\_\_

RECEIVED  
01 JAN 25 PM 2:50

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)





# CITY OF SAN ANTONIO

June 18, 2001

Mr. Lee Wright

W.F. Castella Engineering Inc.  
6800 Park Ten Blvd., Suite 180 S.  
San Antonio, TX 78213

Re: Flamingo Homes (Amending )

POADP #460-A

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Flamingo Homes (Amending ) Subdivision Preliminary Overall Area Development Plan # 460-A. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Wright  
Page 2  
June 18, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development Services



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME:

FLAMINGO HOMES (MAYENIDI 45)  
#460

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
01 JAN 29 PM 3:42  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Signature

Title

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☒ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME:

FLAMINGO HOMES (AMEND #45 #460)

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.



☐ I recommend approval



☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

A TIA IS REQUIRED

[Signature]  
Signature

Senior Tech  
Title

2-9-01  
Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 5-21-01  
~~1-29-01~~

POADP NAME:

FLAMINGO HOMES (AMENDING #460)

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.



I recommend approval



I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: EVANS RD IS ON THE MTP REQUIRING A MIN. OF  
110' ROW. PROPOSE STONEOAK THOROUGHFARE EXTENSION IS  
ON THE MTP REQUIRING A MIN. OF 80' ROW. PROPOSE  
AMENDING POADP ADDRESS THOROUGHFARES

[Signature]  
Signature

Planner  
Title

050101  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME:

FLAMINGO HOMES (AMEND #460)

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: EVANS RD IS ON THE MTP REQUIRING A MIN OF  
110' ROW. EXTENSION OF STONE OAK PARKWAY IS ON THE MTP  
REQUIRING A MIN OF 86' ROW. PROPOSE POADP DOES NOT  
ACKNOWLEDGE THOROUGHFARES ROW. DIMENSIONS

[Signature]  
Signature

Planner  
Title

013001  
Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☒ ~~Bexar County~~ Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME:

FLAMINGO HOMES (RECOMMEND #460)

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On 2-01-01, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Amos Escobar

Signature

Civil Engineer

Title

2-1-01

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works:   ⇒ Streets   ⇒ Drainage

☒ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection RECEIVED JAN 31 2001

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME:

FLAMINGO HOMES (AMENDING #460)

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

\_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Coordinate tree preservation

Oked

Signature

City Arborist

Title

2/12/01

Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☒ ~~Zoning~~                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME:

FLAMINGO HOMES (KAREN HERRERA #460)

**SUBJECT:** The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Outside SDC

RECEIVED  
01 JAN 29 PM 3:42  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Signature

Title

Date

02-7-01

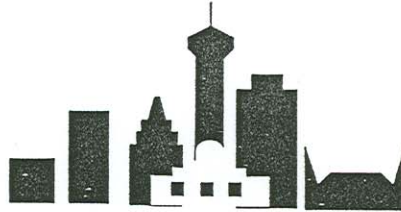


# City of San Antonio Planning Department

Municipal Plaza Building

114 W. Commerce

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

3

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	LEE WRIGHT
Title:	
Organization:	W. F. CASTELL
Phone:	
Fax:	734-5343

From:

Name:	MICHAEL HERGEN
Title:	PLN II
Division:	PLANNING
Phone:	207-7900
Fax:	207-7897

Remarks:

AS PER YOUR REQUEST.

W.F.



# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☒ Traffic T.I.A.
- ☐ Zoning                                         ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME: FLAMINGO HOMES (LAWRENCE) #460

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval.

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel #\_\_\_\_\_

Comments: \_\_\_\_\_  
*A TIA IS REQUIRED*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Signature]*      *Senior Tech*      *2-9-01*  
Signature                  Title                  Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 1-29-01

POADP NAME: FLAMINGO HOMES (AMENDING #460)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-9-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On 10/1/01, I notified AM 3:42, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: LANE ROW IS ON THE MTP REQUIRING A MIN OF  
110' ROW. EXTENSION OF STONE OAK PARKWAY IS ON THE MTP  
REQUIRING A MIN OF 86' ROW. PROPOSE POADP DOES NOT  
ACKNOWLEDGE THOROUGHFARES ROW.

[Signature]  
Signature

Planner  
Title

013001  
Date

\*\*\*\*\*  
\*\*\* ACTIVITY REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO. 6096

CONNECTION TEL 97345363

CONNECTION ID

START TIME 04/03 16:08

USAGE TIME 01'30

PAGES 3

RESULT OK



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2087140

AMT ENCLOSED

50-04-5573  
TIMELINE DEVELOPMENT CORP.  
P.O. BOX 700210  
S.A TX. 78270

AMOUNT DUE 381.10  
INVOICE DATE 1/30/2001  
DUE DATE 1/30/2001

PHONE: 000 - 0000

AMENDING PLAT  
REVIEW POADP #460A

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/30/2001	2087140	50-04-5573	1/30/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/29/2001		CK#2068	#460A
END	01/29/2001			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓

TIMELINE DEVELOPMENT CORPORATION

P.O. BOX 700210  
SAN ANTONIO, TX 78270  
(210) 650-3535

BANK OF AMERICA, NA  
SAN ANTONIO, TX 78217  
35-2/1130

2068

1/24/2001

PAY TO THE  
ORDER OF

City of San Antonio

\$ \*\*381.10

Three Hundred Eighty-One and 10/100\*\*\*\*\*

City of San Antonio

DOLLARS

Security features  
included.  
Details on back.

MEMO

Review POADP

#460 A (Amended)

 MP

⑈002068⑈ ⑆113000023⑆ ⑈5770453159⑈



**COVER**

**SHEET**

RECEIVED

01 JUN -7 AM 8:31

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

**FAX**

**To:** Mike Herrera  
**Fax #:** 207-4441  
**Subject:** Flamingo Homes POADP # 460A  
Approved TIA Worksheet  
**Date:** June 7, 2001  
**Pages:** 2, including this cover sheet.

COMMENTS:

From the desk of...  
Heather E. S. O'Gorman, E.I.T.  
GRADUATE ENGINEER III

W. F. Castella & Associates, Inc.  
6800 Park Ten Blvd., Ste 180 South  
San Antonio, Tx. 78213

(210) 734-5351  
Fax: (210) 734-5363

# Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Flamingo Homes

Location: North side of Evans Road; approximately 2.1 miles north of the intersection of Evans Road with Green Mountain Road.

Applicant: W.F. Castella & Associates, Inc.

Address: 6800 Park Ten Blvd. Ste. 180 S. San Antonio, Texas 78213

Owner ☐ or ☒ Agent  
Phone Number: (210) 734-5351

Permit Type (check one):

☐ Zoning, N.C.B.

☒

POADP # 460A

☐

Plat #     

☐

Bldg. Plan #     

☐

Other:     

## Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family Residential	1031 1.5/acre	Saturday	0.94	969	ITE Code: 210
Multi-family Residential	600 2.0/acre	Saturday	0.52	312	220

## Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Shopping Center		315,811 2.56/acre		Saturday	4.97	1570	ITE Code: 820
*specify					Per 1000 SF of GFA		Other: <u>    </u>

## Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
1617	2851	It decreases the trip by 1234 trips

## Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Heather E. S. O'Gorman, E.I.T.

Comments: The original approved Flamingo Homes POADP (#460) did not require a TIA. The trips generated in Box A & B are from the ITE Trip Generation, 6th Edition. The original POADP generated 2851 Saturday Peak Hour Trips. The revised POADP (#460A) generates 1234 fewer Saturday Peak Hour Trips, therefore no TIA required.

Date: April 10, 2001

## Box E (For Official Use Only, Do Not Write in this Box)

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

☐ The traffic impact analysis has been waived for the following reason(s):

A DECREASE OF 969 WEEKDAY PM PEAK HOUR TRIPS  
NO TIA REQUIRED (SEE ATTACHMENT)

Reviewed by: [Signature] Date: 4-25-01

NOTE: GFA = Gross Floor Area (bldg. size).

ITE = Institute of Transportation Engineers, Trip Generation, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.





A.T.C.B. INC., CO.

## TRANSMITTAL LETTER

### W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

6800 Park Ten Blvd., Suite 180 S. • San Antonio, Texas 78213  
(210) 734-5351 FAX (210) 734-5363

Date: June 8, 2001

To: MIKE HERRERA

PLANNING DEPT.

114 W. COMMERCE 4TH FLOOR

Project No.: 46931.00 T/LC: 30/Z

Re: POADP #460A - FLAMINGO HOMES

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

X Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ \_\_\_\_\_

SETS	COPIES PER SET	DESCRIPTION
8	1	POADP PLAN

THESE ARE TRANSMITTED as checked below:

X For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ For payment ☐ \_\_\_\_\_  
☐ FOR BID DUE \_\_\_\_\_ 20 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Attached are the copies of the POADP plan as per our discussion on Friday 6/8/01.

COPY TO: FILE

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED:   
GEORGE W. PECK, P.E.



A T.C.B. INC., CO.

# TRANSMITTAL LETTER

RECEIVED

01 JAN 25 PM 2:50

## W.F. CASTELLA & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

6800 Park Ten Blvd., Suite 180 S. • San Antonio, Texas 78213

(210) 734-5351 FAX (210) 734-5363

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Date: January 25, 2001

To: ELIZABETH CAROL

PLANNING DEPT.

114 W. COMMERCE 4TH FLOOR

Project No.: 46931.00 T/LC: 10/Z

Re: FLAMINGO HOMES POADP

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

X Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ \_\_\_\_\_

SETS	COPIES PER SET	DESCRIPTION
8	1	POADP PLAN
1	1	8 1/2 X 11 REDUCTION OF POADP
1	1	CHECK NO. 2068 FOR \$381.10 FOR FEES

THESE ARE TRANSMITTED as checked below:

X For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ For payment ☐ \_\_\_\_\_  
☐ FOR BID DUE \_\_\_\_\_ 20 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: THE ORIGINAL POADP FOR THIS AREA WAS DONE BEFORE THE TIA REQUIREMENTS WERE  
IN EFFECT.

COPY TO: FILE

REC. BY:

DATE:

If enclosures are not as noted, kindly notify us as once.

SIGNED:

GEORGE W. PECK, P.E.





# TRANSMITTAL LETTER

A.T.C.B. INC., CO.

RECEIVED  
01 JUN 18 AM 10:51

**F. CASTELLA & ASSOCIATES, INC.**  
**ENGINEERS • SURVEYORS • PLANNERS**

0 Park Ten Blvd., Suite 180 S. • San Antonio, Texas 78213  
(210) 734-5351 FAX (210) 734-5363

Date: 6/18/01

Project No.: 46931.00 T/LC: 30 K  
Re: FLAMINGO HOMES  
460 A

PLANNING

MIKE HERRERA

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

Prints  
Copy of Letter

☐ Sepias

☐ Change Order

☐ Films

☐ Invoices

☐ Tracings

☐ Specifications

SETS	COPIES PER SET	DESCRIPTION
4	1.24x36	PRINT

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☒ For your use

☒ As requested

☐ For review and comment

☐ FOR BID DUE \_\_\_\_\_ 19 \_\_\_\_

☐ Approved as submitted

☐ Approved as noted

☐ Returned for corrections

☐ For payment

☐ Resubmit \_\_\_\_\_ copies for approval

☐ Submit \_\_\_\_\_ copies for distribution

☐ Return \_\_\_\_\_ corrected prints

☐ \_\_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO U

REMARKS: \_\_\_\_\_

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.